



## WEST HAVEN CITY COUNCIL MEETING MINUTES

December 18, 2019 6:00 P.M.

City Council Chambers  
4150 South 3900 West, West Haven, UT 84401

|          |                   |               |
|----------|-------------------|---------------|
| Present: | Sharon A. Bolos   | Mayor         |
|          | Stephanie Carlson | Councilmember |
|          | Lacy Richards     | Councilmember |
|          | Rob Vanderwood    | Councilmember |
|          | Randy Hunter      | Councilmember |
|          | Dawnell Musselman | Councilmember |

|                |                |               |
|----------------|----------------|---------------|
| Staff Present: | Emily Green    | City Recorder |
|                | Steve Anderson | City Planner  |
|                | Ken Bradshaw   | City Attorney |

### 5:30 Council Workshop

*Mayor Bolos brought the meeting to order.*

*Erin Winterton gave a financial update.*

#### 1. MEETING BROUGHT TO ORDER:

The Council met at their regularly scheduled meeting held in the City Council Chambers.

Mayor Bolos brought the Meeting to order at 6:00 pm. and welcomed those in attendance.

#### 2. OPENING CEREMONIES

A. Lead by Abby Richards from Troop 7196

B. Lead by Councilmember Hunter

#### 3. PRESENTATION-APPRECIATION FOR CERT MEMBERS-STEPHANIE CARLSON

*Stephanie Carlson presented Tami Snyder and Dan McClellan with plaques in appreciation of their years of service as volunteers for the CERT program.*

#### 4. PRESENTATION-APPRECIATION FOR COUNCIL MEMBERS-MAYOR BOLOS

*Mayor Bolos presented Dawnell Musselman, Stephanie Carlson, and Lacy Richards with plaques in appreciation of their service as elected officials.*

#### 5. PUBLIC PRESENTATION

*David Smith stated that all of the council members have devoted a lot of time and effort over the years and he wanted to say thank you.*

*Andrew Favero urged the council to consider expanding the annexation policy plan because he feels that there are more unincorporated residents that may be interested in annexing into the city.*

*George Lamar stated that the information posted online for the council meetings is lacking.*

6. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**

**A. ACTION ON ORDINANCE 39-2019-ANIMAL ORDINANCE**

*Councilmember Hunter expressed concern about the impact the animal ordinance will have.*

*Mayor Bolos stated that a grandfathering clause could be revisited later on for this ordinance based off of the impact.*

*Councilmember Vanderwood expressed concern about how hard it is to monitor grandfathering.*

**Councilmember Carlson made a motion** to adopt ordinance 39-2019 with R-1 and R-2 on the chart reading 30,000 instead of 20,000. **Councilmember Musselman seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Musselman, aye; **Vote was unanimous.**

**B. ACTION ON ORDINANCE 42-2019-AMEND MASTER DEVELOPMENT AGREEMENT-GREEN FARMS-APPROX. 4400 W. 3400 S.**

*Mark Staples explained that they changed a few minor items where parcel I had a maximum of 60. The total density was changed to 606. He also said that they changed the cap on impact fees to not include parcel I.*

*Councilmember Richards suggested spelling out Green Farms where it says GF for clarity.*

*Mr. Staples agreed.*

**Councilmember Hunter made a motion** to adopt ordinance 42-2019. **Councilmember Musselman seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, nay; Councilmember Hunter, aye; Councilmember Musselman, aye; **Motion Passes 4:1.**

**C. FINAL SITE PLAN APPROVAL-LIVE WIRE ELECTRIC-2506 S. 2050 W.-JASON ANDERSON**

**Councilmember Richards made a motion** to give final site plan approval. **Councilmember Carlson seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Musselman, aye; **Vote was unanimous.**

**D. FINAL SUBDIVISION APPROVAL-PARKER ESTATES SUBDIVISION-APPROX. 2264 S. 3500 W.-DOUG HAMBLIN**

*Councilmember Richards asked if parcel A will be maintained by the HOA, if parcels B and D will be dedicated to the city, and if parcel C will be dedicated to the canal company. She also asked if the Fire Marshal had approved the plans and asked about street lights.*

*Doug Hamblin confirmed the parcels and that the Fire Marshal had approved the plans. He said that he planned on adding two street lights as suggested by Planning Commission.*

**Councilmember Carlson made a motion** to give final subdivision approval. **Councilmember Richards seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Musselman, aye; **Vote was unanimous.**

**E. PRELIMINARY SITE PLAN APPROVAL-APPROX. 2325 W HINCKLEY DRIVE-JOHN RYAN**

*Councilmember Richards asked about the trail head.*

*John Ryan said that they will paint 20 stalls and add signs with the hours.*

*Mayor Bolos asked if they planned on a minimum of 20 stalls in that area.*

*Mr. Ryan confirmed.*

*Councilmember Richards asked if they only had surface parking.*

*Mr. Ryan stated they will have garages.*

*Councilmember Carlson suggested changing the parking to the west side of the property instead of the east side.*

**Councilmember Richards made a motion** to give preliminary site plan approval with the parking switched to the west side. **Councilmember Musselman seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, nay; Councilmember Hunter, nay; Councilmember Musselman, aye; **Motion passes 3:2.**

#### **F. PRELIMINARY SITE PLAN APPROVAL-APPROX. 2300 W. HINCKLEY DRIVE-JOHN RYAN**

*Councilmember Carlson asked what they planned on putting in the green space. She also asked if both properties would have access to the clubhouse. She asked what is behind the clubhouse and suggested commercial grade playground equipment. She asked if they planned on fencing on Hinckley.*

*John Ryan said it will be landscaped and he confirmed the access. He said that they will develop the commercial at the same time as the residential properties. He stated that there is a pool behind the clubhouse and they plan on 2-3 playgrounds. He said that they are open to fencing on Hinckley.*

**Councilmember Richards made a motion** to give preliminary site plan approval. **Councilmember Musselman seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, nay; Councilmember Hunter, nay; Councilmember Musselman, aye; **Motion passes 3:2.**

#### **G. ACTION ON ORDINANCE 45-2019-REZONE FROM A-1 TO R-3 WITH A COMMERCIAL OVERLAY OF 1.4 ACRES OF C-2-3695 S. MIDLAND DRIVE-STILLWATER**

**Councilmember Carlson made a motion** to table. **Councilmember Richards seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Musselman, aye; **Vote was unanimous.**

#### **H. ACTION ON ORDINANCE 44-2019-MASTER DEVELOPMENT AGREEMENT-APPROX. 1700 S. 1900 W.**

*Councilmember Hunter asked why the property was donated to the city.*

*Steve Anderson said that it is because the city planned a road there in our capital facilities plan.*

*Councilmember Richards suggested changing the title to Master Development Agreement and having our City Planner look over the legal description of the property.*

**Councilmember Richards made a motion** to adopt ordinance 44-2019 with the change of title and the city planner reviewing the parcel. **Councilmember Vanderwood seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Hunter, nay; Councilmember Musselman, aye; **Motion Passes 4:1.**

#### **7. ACTION ON RESOLUTION 19-2019-INTERLOCAL COOPERATION AGREEMENT BETWEEN WEST HAVEN CITY AND UTOPIA**

**Councilmember Richards made a motion** to adopt resolution 19-2019. **Councilmember Hunter seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Musselman, aye; **Vote was unanimous.**

#### **8. BID AWARD-HOOPER CANAL EXTENSION & STORM DRAIN PROJEC-2550 S.**

**Councilmember Carlson made a motion** to award the bid to Marriott Construction in the amount of \$654,744.16. **Councilmember Richards seconded** the motion. Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

9. **ACTION ON ORDINANCE 43-2019-STORM WATER ORDINANCE**

**Councilmember Richards made a motion** to adopt ordinance 43-2019 changing section 1.1.5 item I to the 80<sup>th</sup> percentile instead of 90<sup>th</sup> and adding language to allow the ordinance to follow the state requirement. **Councilmember Carlson seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Musselman, aye; **Vote was unanimous.**

10. **ADVICE & CONSENT OF: THREE (3) PLANNING COMMISSION MEMBER APPOINTMENTS Submitted by Mayor Bolos** To fill three, 4-year term positions available due to the expiring terms of Andrew Reyna, Darin Deem, and Natalie Wilson. The new terms will be from January 1, 2020 to December 31, 2023.

*Mayor Bolos presented Andrew Reyna, Darin Deem, and Natalie Wilson*

*Councilmember Hunter asked how many other applicants applied for this appointment, if any others were interviewed for it, and why she chose these three.*

*Mayor Bolos explained that there are four other applications on file and she spoke with one other applicant but that she likes the work these three have done for this appointment.*

*Councilmember Musselman spoke with Planning Commission members and they unanimously agreed that all three members should be reinstated because they bring a different atmosphere and strength to the position.*

*Councilmember Richards thinks its important that there is a breadth and depth on the Planning Commission. She believes that experience provides an important resource for other Planning Commission members and the city.*

*Councilmember Vanderwood feels that advice and consent for this appointment means that it's a good opportunity for the council to review applicants and doesn't feel they got that opportunity.*

**Councilmember Richards made a motion** to appoint Andrew Reyna, Darin Deem, and Natalie Wilson. **Councilmember Carlson seconded** the motion. Councilmember Musselman, aye; Councilmember Carlson, aye; Councilmember Hunter, nay; Councilmember Richards, aye; Vanderwood, nay; **Motion passes 3:2.**

11. **ADVICE & CONSENT OF: TWO (2) WHSSD BOARD MEMBER APPOINTMENTS Submitted by Mayor Bolos** To fill one, 4-year term position available due to the expire term of Council representative Stephanie Carlson. The new term will be from January 1, 2020 thru December 31, 2023. To fill one, mid-term vacancy. The term will be from January 1, 2020 thru December 31, 2023.

*Mayor Bolos presented Rob Vanderwood and Kirt Nalder.*

**Councilmember Carlson made a motion** to appoint Rob Vanderwood and Kirt Nalder. **Councilmember Musselman seconded** the motion. Councilmember Musselman, aye; Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Vanderwood, aye; **Vote was unanimous.**

12. **ADVICE & CONSENT OF: ONE (1) WEBER MOSQUITO BOARD APPOINTMENT Submitted by Mayor Bolos** To fill one, 4-year term position available due to the expiring term of David Smith. The new term will be from January 1, 2020 thru December 31, 2023.

*Mayor Bolos presented David Smith.*

**Councilmember Richards made a motion** to appoint David Smith. **Councilmember Musselman seconded** the motion. Councilmember Musselman, aye; Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Vanderwood, aye; **Vote was unanimous.**

13. **ACTION ON RESOLUTION 20-2019-VOTER PARTICIPATION AREAS**

**Councilmember Carlson made a motion** to adopt resolution 20-2019. **Councilmember Richards seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Musselman, aye; **Vote was unanimous.**

14. **ACTION ON RESOLUTION 21-2019-CONTRACT FOR ECONOMIC DEVELOPMENT WITH ZION PUBLIC FINANCE**

**Councilmember Richards made a motion** to adopt resolution 21-2019. **Councilmember Musselman seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Musselman, aye; **Vote was unanimous.**

15. **ACTION ON CONSENT AGENDA**

|                                 |              |                       |
|---------------------------------|--------------|-----------------------|
| A. CITY COUNCIL MINUTES         | MEETING HELD | December 4, 2019      |
| B. SPECIAL WORK SESSION MINUTES | MEETING HELD | December 10, 2019     |
| C. SALT LAKE BEES               | \$15,590.00  | Inv. #JB074-IN        |
| D. G. BROWN DESIGN INC.         | \$12,705.00  | Inv.#2019-195         |
| E. LYNN WOODWARD ELECTRIC LLC   | \$21,389.97  | Inv. #19-564          |
| F. WASATCH SAND & GRAVEL LLC    | \$22,224.00  | Inv. #2472            |
| G. GARDNER ENGINEERING          | \$37,369.00  | Inv. #1119113-1119123 |
| H. ROCKY MOUNTAIN POWER         | \$14,929.00  | Inv. #6761663         |

**Councilmember Richards moved to** approve the Consent Agenda. **Councilmember Vanderwood seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Musselman, aye; Councilmember Richards, aye; Councilmember Hunter, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

16. **ADJOURNMENT**

**Councilmember Carlson moved** to adjourn at 7:52 P.M. **Councilmember Richards seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Musselman, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; **Vote was unanimous.**

*Emily Green*  
City Recorder

Date Approved: 1/15/20